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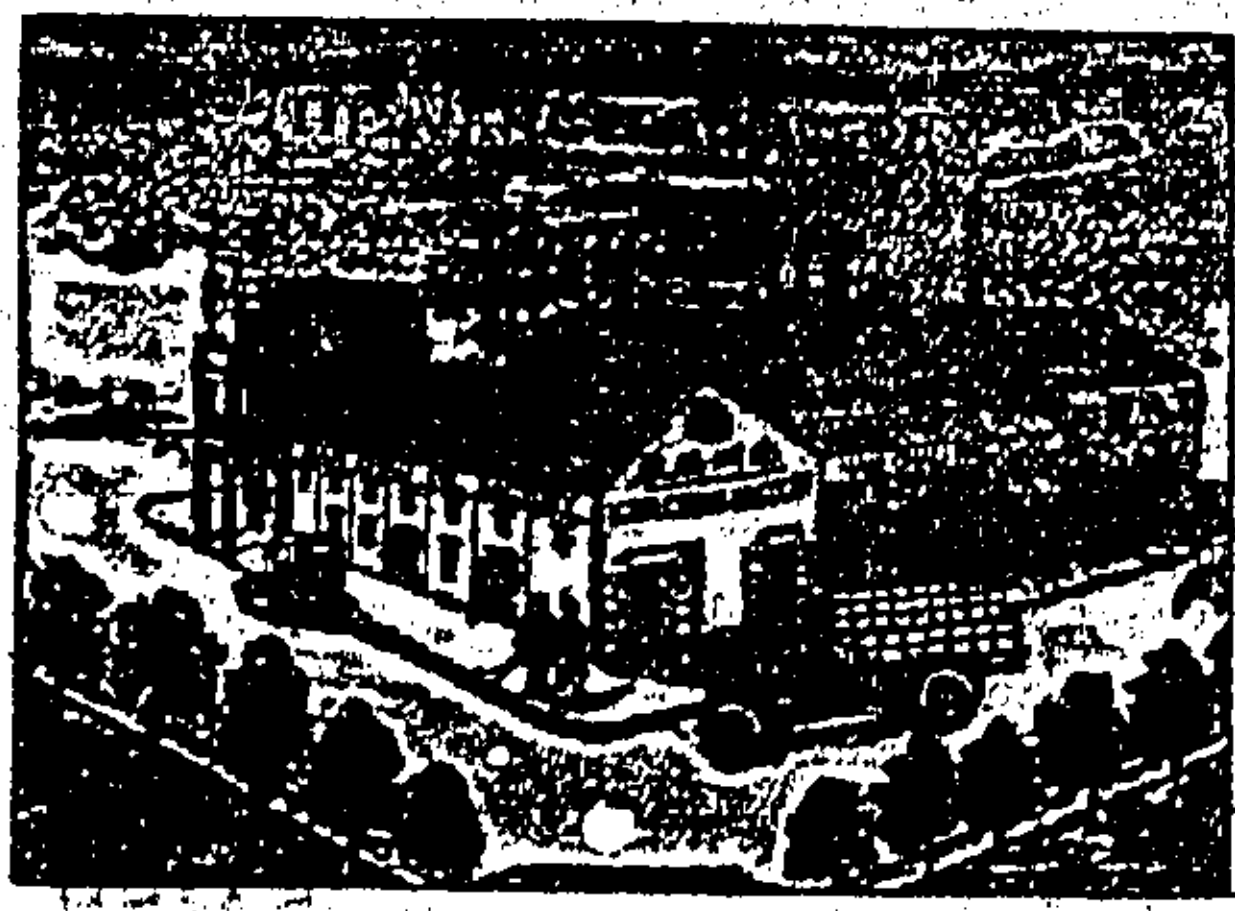
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[108]



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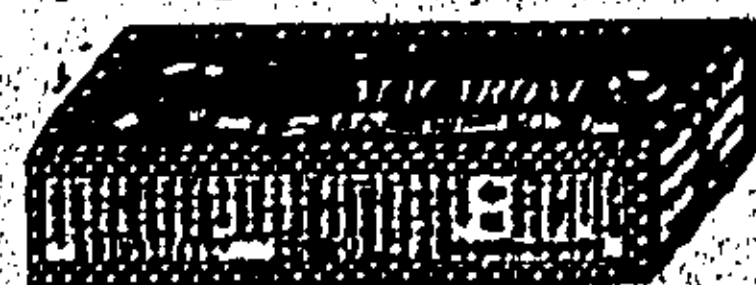
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THE HOUSING QUESTION IN HONGKONG.

INTERESTING CORRESPONDENCE WITH THE GOVERNMENT.

SYSTEM OF RENT CONTROL NOT NECESSARY.

The Committee of the Kowloon Residents' Association forward for publication copies of the following correspondence between the Association and the Government:—

Colonial Secretary's Office,
Hongkong,
26th March, 1920.

SIR,—I am directed to acknowledge the receipt of your letter of the 30th January, 21st February, and 4th March, 1920, on the subject of the housing question.

2.—The Government has been unable to obtain any very definite data regarding the shortage of house-room, but its enquiries tend to show that, so far as residents in the Colony are concerned, the immediate question is the rate of rentals rather than actual lack of accommodation.

3.—You refer in your letter of the 30th January to the specific cases of Humphreys Buildings, Knutsford Terrace, and Empress Buildings. I enclose a schedule of figures supplied by the Humphreys Estate and Finance Company which shows that in the years 1914 to 1919 the net return on Humphreys Buildings varied between 5.33 and 7.43 per cent., and that in 1920 they anticipate a return of 8.73 per cent., no allowance being made in respect of any year for cost of administration. I attach also a copy of a letter with schedule from the Hongkong Land Investment and Agency Company, to the effect that the dividends declared on paid up capital have averaged 8.90 per cent. over a period of ten years, while the new rentals for Knutsford Terrace are generally the same as they were in 1914, and the rentals for Canton Villas are lower than they were in 1914.

With regard to Empress Buildings, a Director of the Company states that the new rentals, which are some 5 per cent. above those hitherto charged, bring in a net return of 8 per cent.

4.—The problem of rentals, as presented to the Government, is confined to the case of Europeans of moderate means, and the figures given in the preceding paragraph can hardly be regarded as sufficient ground for the establishment of a Fair Rents Board. The evidence before the Government is to the effect that in the general rise in the cost of living the increase in rents is by no means out of proportion to the increase in other forms of necessary expenditure.

It should not be forgotten that the general increase in the cost of living is equivalent to a reduction in the value of money and that, therefore, a landlord who desires to obtain from his property an income of equal value to that which it previously provided is compelled to increase the rental.

So long as the increase is reasonable in amount and not so large as to indicate that a shortage of accommodation is being exploited for purposes of profit, there appears to be no justification for interference and in the cases which have so far been brought to the notice of the Government it has been impossible to say that the increases have been excessive.

5.—Unless it is shown that interference is necessary, this Government is anxious to avoid the establishment of a system of rent control as it must have a bad effect on the development of the Colony. It is agreed that there is a shortage of houses, a state of affairs which it must necessarily take some time to remedy, and meanwhile restriction of rents must tend to divert capital which would otherwise be employed in building.

6.—With a view to increasing the accommodation available the Government in addition to building a number of houses for its officers has adopted a policy of advancing money at a moderate rate of interest in order to attract prospective builders. A loan of \$500,000 at 5 per cent. for the building of thirty flats has been arranged, with the condition that the rentals are to be such as to bring in a net return of not more than 6 per cent. on the total capital expenditure, and other advances on a considerable scale are under consideration. Steps are also being taken to improve and extend communications for the purpose of opening up building sites.

—I am, Sir, Your obedient servant,
(Signed) A. C. M. FLETCHER,
Colonial Secretary.

The Hon. Secretary,
Kowloon Residents' Association.

Hon. Mr. A. B. M. Fletcher, O.B.E.,
Colonial Secretary.

April 5th, 1920.

SIR,—I am directed by my Committee to acknowledge receipt of your letter of the 26th March, No. 1 in 2578/19, in reply to the communications of the Kowloon Residents' Association, dated the 30th January, 21st February and 4th March, 1920, on the housing problem.

2.—Your letter was carefully considered at a meeting of my Committee, held on the 26th March, and I am instructed to convey their appreciation and thanks for the interest taken by the Government in the matter.

3.—My Committee do not disagree with your statement that the immediate question is the rate of rentals rather than the actual lack of accommodation but they respectfully submit that the former question is merely the logical result of a shortage of houses, which is admitted in paragraph 5 of your letter under reply, and which has been increasing fast from time to time.

My Committee believe that it is in this condition of affairs that has enabled the Humphreys Estate and Finance Company to put up the rents of Humphreys Buildings during the past three years, in addition to which the said Company now admit a further increase amounting to about 20 per cent.

Whilst admitting that the major problem is the restriction of further increased rentals, my Committee hold that the only solution to this question is the erection of more houses on the peninsula, and therefore they view with unbounded satisfaction the expressed policy of the Government in advancing capital sums for that purpose, and they note with pleasure that it is also the intention of the Government to improve and extend communications for the purpose of opening up building sites.

4.—With regard to the loan of \$500,000 at 5 per cent. for the building of thirty flats, which my Committee understand was granted to the Humphreys Estate and Finance Company upon the condition that the net return thereon be not greater than 8 per cent. on the total capital expenditure, I am directed to enquire whether or not any arrangements have been entered upon regarding the determination of such capital expenditure.

My Committee wish me to state that although the expenditure on the building can present no difficulty, because this must necessarily be the cost price thereof, the method of valuing the land upon which such building will be erected may give the borrowers a rate of interest greater than the prescribed 8 per cent.

It is common knowledge that land values have considerably appreciated during recent years, and if the agreement with the Government permits the inclusion of land at present day value, the effective rate of interest would be materially increased.

My Committee trust, therefore, that the basis of valuation of land will be at cost, irrespective of the period when such land may have been acquired.

5.—With regard to enclosure 1 in your letter under reply, my Committee desire me to state that they have examined the records in the Land Office relating to Nos. 1 to 18 Humphreys Buildings and that they have been able to extract therefrom the figures contained in the enclosed schedule. These figures reveal the fact that the land in question, together with other contiguous lots, was sold by the Government in 1904 to the late Sir (then Mr.) Hurumjee Mody at only half a cent per square foot. Two years later, according to Land Office memorial No. 40,351, dated the 29th August, 1906, the lot on which the above-named buildings stand was sold to the Humphreys Estate and Finance Company at the rate of \$1.53 per square foot, which works out at over 300 times the price originally paid for same only two years previously.

From Land Office memorials Nos. 54,089 and 62,545 (dated 1917) it has been learned that the Government resumed a portion of the lots at \$1.75 per square foot. The above-named buildings stand on Section A of K.L.L. 574, covering an area of 30,300 square feet, which at the last mentioned figure of \$1.75, gives \$52,025.00 as the cost of the land. In enclosure 1 in your letter under reply, the Company state that the actual cost of the land and buildings amounts to \$252,187.85, thereby leaving a balance of \$199,172.85 as the cost of the six houses (18 flats). This works out at \$33,193.44 per house. Assuming, roughly, the depth of the houses to be 55 feet, the width 40 feet, and the height 52 feet, and deducting one third for open space, the cubic contents of each house would appear to be 137,716 cubic feet. My Committee have good reason to believe that even at the present time similar buildings could be erected at the rate of only 15 cents per cubic foot, i.e., \$33,798.88 per house, a difference of about \$10,000 per house, or nearly 30 per cent. My Committee however enjoin me to point out that in 1912, when this property was built, the cost of construction was much less than it is to-day, and there would, therefore, be a difference of fully 50 per cent. between the figures supplied by the Company and those arrived at by my Committee as the cost of the buildings. My Committee do not wish to dispute the Company's statement, but the necessary further data not being at their disposal they are unable to reconcile the discrepancy.

6.—The Company explain in a footnote to their schedule that the capital increase between 1916 and 1917, amounting to \$4,734.18, was due to the installation of water-closets. Apparently, to reimburse themselves for this expenditure, the Company imposed an increase in rent immediately afterwards of \$10 per month per flat, which amounts to \$2,190 per annum for the 18 flats, or, in other words, just under 10 per cent. yearly of the total cost of the installation.

7.—My Committee would also point out that the Company have made an allowance of 7½ per cent. of the net rent to cover cost of repairs. This appears to be excessive for what are comparatively new buildings of this type.

8.—With regard to your enclosed copy of a letter from the Secretary of the Hongkong Land Investment Company, where in it is stated that he had "received no protest against the recent increase to \$110 from any of our tenants, but on the contrary the majority of them have readily signed new agreements at this figure," I am directed by my Committee to enclose the petition (dated the 24th January, 1920) signed by tenants of Knutsford Terrace complaining of the increase, which petition prompted this Association to place the matter before the Government in the first instance. The tenants affected, having already appealed through this Association to the Government for its intervention on their behalf, did not consider that they had anything to gain by presenting their grievance to the Company; either they had to agree to pay the increased rental or quit the premises, which latter they certainly could not do in view of the fact that there were, and are still, no vacant houses in Knutsford. This also explains why the new agreements were signed—reluctantly, rather than "readily."

9.—The statement of the rents of Knutsford Terrace provided by the landlords dates back to only 1910, since when the rentals have remained practically stationary. It is, however, within the recollection of members of my Committee that these same houses were formerly let at \$35.00 per month, against the present rent of \$110.00 to \$120.00 for houses which are now alleged to be dilapidated almost beyond repair, but which at the rate of \$35.00 per month were considered to give a reasonable return to the landlords. I have the honour to remain, Sir, Your obedient servant,

W. JACKSON,

Hon. Secretary.

Colonial Secretary's Office,

Hongkong, 25th April, 1920.

SIR,—I am directed to acknowledge the receipt of your letter of the 8th April on the subject of the housing question.

2.—With regard to paragraph 4 of your letter, the agreement with the Humphreys Estate and Finance Company provides that the capital outlay shall include the cost of land, buildings, levelling, retaining walls, paths, arcades, etc., less, superimposed by clerk of works or overseer, and interests at 8 per cent. per annum on all disbursements on such items subsequent in each case to the signing of the contract for the erection of the buildings. It also provides that the buildings are to be of such design and material as shall be approved of in writing by the Governor.

3.—The statement in paragraph 5 of your letter that the land occupied by Humphreys Buildings was sold to Sir H. Mody in 1904 at half a cent a foot is not correct. For many years prior to 1904 the area was held under a Kowloon garden lot lease, and under special instructions from the Secretary of State for the Colonies the holders of these leases were permitted to convert them into building leases at a premium of half a cent a foot.

4.—This Government does not consider that it would serve any useful purpose to pursue further the discussion with regard to Humphreys Buildings and Knutsford Terrace, for the reason, given in my letter of the 26th March, that it considers that the housing problem should be attacked along other lines than that of limitation of rents.—I am, Sir, your obedient servant,

A. C. M. FLETCHER,

Colonial Secretary.

The Hon. Secretary,

Kowloon Residents' Association.

Hon. Mr. A. G. M. Fletcher, O.B.E.,

Colonial Secretary.

SIR,—I am directed by my Committee to acknowledge, with thanks, the receipt of your letter of the 22nd April, No. 1 in 2578/19.

2.—With regard to your statement in paragraph 2, that the price of half a cent per square foot represents the premium for the conversion of the lots which were formerly held under a Kowloon Garden Lot Lease, my Committee would submit that this does not affect their contention that the land was purchased by the Humphreys Estate and Finance Company at a very high price, as the original cost of the said garden lots could not have been more than the premium of half a cent a foot for conversion.

3.—My Committee would again point out that if the costs of land and buildings are capitalized at excessive figures, the high valuation would necessitate exorbitant rentals to secure a return of 8 per cent. on the total capital outlay, and would not, therefore, tend to relieve the situation.

4.—With reference to your concluding remark, "that the housing problem should be attacked along other lines than that of limitation of rents," I am directed to state that this is the opinion which my Committee have consistently held from the beginning, whereas in the second paragraph of your letter of the 26th March, in which you enclosed schedules of figures supplied by the Companies concerned, you stated that "the Government has been unable to obtain any very definite data regarding the shortage of house-room, but its inquiries tend to show that, so far as residents in the Colony are concerned, the immediate question is the rate of rentals rather than actual lack of accommodation."

5.—My Committee strongly endorse the Government's scheme of making advances to private persons to build houses for residential purposes, and they believe that, if the loan of \$500,000 had been made to various individuals instead of to the Humphreys Estate and Finance Company, the public would have derived much greater advantage, and the solution of the housing problem would have been rendered less difficult.—I am, Sir, your obedient servant,

W. JACKSON,

Hon. Secretary.

(Continued on page 1.)

INTIMATIONS

Table Troubles.

How very few people there are who can sit down to table at every meal-time, and eat and enjoy, without discomfort to follow, whatever is put before them.

Nearly all of us are, at times, a little "faddy." Probably it isn't the cooking which is at fault; and probably the food is good, but, almost without our knowing it, the stomach revolts, because it is not able to digest, or that kind of food easily and naturally.

Yes! The stomach is at fault! For some reason or other it has lost some of its efficiency, some of its wonderful natural power, to change the food we eat into nourishment for the building up of our bodily strength.

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As a ready means of banishing and preventing pains after eating, acidity, flatulence, headaches and other troubles which arise from a disordered state of the stomach, it has no serious competition. Mother Seigel's Syrup is of equal value where the liver is concerned. Former sufferers from biliousness, bilious headaches, constipation, and other troubles due to a disordered or inactive liver, have been freed from these ailments and kept in health by the use of this old-established liver regulator.

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P. O. Box 590.

THE HOUSING QUESTION IN HONGKONG.

(Continued from page 2.)

April 20th, 1930.
Hon. Mr. A. G. M. Fletcher, C.B.E., Colonial Secretary.

Sir,—The primary object of this Association being to secure a betterment of the conditions of residence in Kowloon, the housing problem has continually received the careful consideration of my Committee.

2. My Committee understand that this problem has been engaging the attention of the Government and of the Public Works Committee for some time past, and from what they have been able to gather from your letter dated the 20th March, No. 1 in 2576/19, and from various reports which have reached them from time to time, they believe the Government have already made a comprehensive study of the subject.

The Honourable Unofficial Members of the Legislative Council and Public Works Committee are, however, without exception, gentlemen of means, who are not affected by the scarcity of houses, and of whom not one is a Kowloon resident. Whilst they may be thoroughly competent to consider the question academically and theoretically, they are hardly in a position to appreciate the needs and wishes of that section of the community which suffers most owing to the lack of housing accommodation in the Colony, a situation which is earning for this port an unenviable reputation not only among tourists, but also in the minds of those at Home who are offered situations in Hongkong. There are, therefore, certain aspects of the question which my Committee desire to emphasise.

3. Assuming that the Government will lay out new areas of suitable building ground in Kowloon and offer such areas to the public at a low figure, with or without reservation and other desirable clauses in the Crown leases, and establish quick and easy means of access and communication, and even grant loans out of the public funds at a low rate of interest, my Committee are of the opinion that, although such measures would assuredly facilitate a solution of the housing question, a large number of residents in the Colony would still be unable to avail themselves of such advantages for the reason that they are in the employ of local firms having numerous branches in the Far East, and that they may at any moment be transferred to some other of these branch offices. Such being the case, my Committee would urge the Government to impress upon the heads of these firms the duty incumbent upon them to construct suitable residences for their employees, as has been and is being done by the Government. This would undoubtedly redound to the credit of the leading companies firmly established in the Colony, and considerably ease much of the present housing difficulty.

4. The building of new houses by employers would not entail any financial assistance from public funds, and would thus leave available a larger amount for individuals in the employ of the smaller firms who can expect no such benefit from their employers, but who are desirous of building houses for residential purposes.

5. In this connection, I am to point out that last year one of the largest local firms purchased three of the best houses in Kowloon for the accommodation of some of their employees. In this connection they were but imitating the practice of Japanese firms in the Colony, a practice that has accentuated rather than relieved the shortage of houses.

6. My Committee, who are advised that there is not a vacant house in Kowloon at present, and that there are numerous families in Victoria awaiting an opportunity to remove to the Peninsula, believe that the time has arrived for the Government to declare its general policy so that the public may know what help they may receive from the Government.

7. It is generally believed that there are many Kowloon residents anxious to commence building operations who have been awaiting the announcement of the Government's housing schemes, but the conflicting reports of the Government's intentions have deterred such persons from building, as they justly desire to participate in whatever benefits that may arise in consequence of the declaration of such schemes. These, as a rule, involve complex questions, such as reservations, sale of land without auction, amendment of the Public Health and Buildings Ordinance, etc., and material concessions on the part of the Government which might necessitate protracted reference to the Secretary of State for the Colonies. In view of the possibility of such prolonged negotiations, my Committee would especially request the Government to at present confine its attention to the immediate laying out and development of King's Park as a residential area, and would also suggest the removal of the latrines and brothels at present abutting on Nathan and Coronation Roads.

8. My Committee have in view a constructive policy with regard to the opening out of King's Park, and they venture to request that, before coming to any final decision on this or any other matter relating to conditions of residence in Kowloon, the Government will afford them an opportunity to express their views upon the housing problem generally.

For example, my Committee have learned with much satisfaction that the Government proposal to erect a large hotel or block of flats in Kowloon, involving an expenditure of about two million dollars, is to be abandoned, as they are fully convinced that the majority of Kowloon residents are not in favour of flats, but prefer bungalows or two-storied detached houses. They, of course, can offer no objection to private enterprise erecting hotels for the accommodation of transients, the frequent extraordinary demand for which has recently shown the Colony to great disadvantage—I am, Sir, your obedient servant,

W. JACKSON,
Hon. Secretary.

DEATH OF MR. D. K. MOSS.

We deeply regret to announce the death of Mr. D. K. Moss, local manager of the old-established merchant firm of Alex. Ross & Co. He passed away yesterday afternoon at the Peak Hospital, which he entered about a week ago suffering from typhoid.

Mr. Moss, who was 37 years of age, had resided in the Colony since 1903, when he came out to join as an assistant the firm with which he had ever since remained connected. He was a keen business man and a diligent student of the Chinese language, the value of which in his business he recognised. Mr. Moss was the author of a little brochure on the subject of German business methods in Hongkong based on what the liquidations revealed.

He leaves a widow and two children who have the deepest sympathy of a large number of friends in the Colony. The funeral passes the Monument at 3 p.m. to-day.

THE CZECH TROOPS IN PORT. SPORTING FIXTURES TO-DAY.

The 4th and 5th Regiments of the Czechs, which are going back Home on board the *American*, are making use of to-day to indulge in a couple of sporting fixtures.

The 5th Regiment is meeting the South China Athletic F.C. at association football on the Hongkong F.C. ground, commencing at 4 p.m.

The 4th Regiment is meeting a team from the Wiltshire Regiment at association football on the Regimental ground at Causeway Bay, commencing at 2.30 p.m. Each of the Regiments has a band of 50 men, and these bands will accompany their teams to the respective ground, and play musical selections.

AN AMERICAN BASEBALL MATCH.

The American crew of the *American*, which numbers 452, have chosen their crack baseball team to meet a team of Hongkong Americans on the Hongkong F.C. ground, commencing at 2 p.m. The Hongkong team contains many good players, but they are out of practice. Nevertheless, the game should be a good one.

SPORT.

TENNIS.

HONGKONG C.C. TOURNAMENT.

Yesterday's tennis match was a disappointment. It should not have been played at all, as the ground was too sodden—so much so, that the players could not run about on it without risking a fall. Whether the ground was responsible, or whether it was one of Redmond's off-days, we cannot say, but Redmond played much poorer tennis than was expected of him. One of Redmond's admirers said that Redmond had never played a worse game in a tournament in Hongkong. On the other hand, played with confidence, driving from the base line in a brilliant manner. There was a great deal of hard driving, but Lo was immeasurably the superior man at placing his drives just where he liked. As both men indulged in hard hitting, neither was able to come to the net, but on the few occasions Lo did so—having the lead he could always take the risk—he was dazzling. Lo's play yesterday showed that Ng Sze Kwong will have to play very well if he is to retain his title. Lo won in three straight sets, the game lasted 50 minutes. The scores were 6-2, 6-2, 6-3.

Major Greenwood and Major Ardoin beat M. M. Maas and A. B. Raworth in the Club handicap doubles, 6-1, 6-3.

VICTORIA GAOL MURDER.

ANOTHER PRISONER ARRESTED.

The detective staff of the local Police Force are to be congratulated on having effected the capture of another prisoner whose escape from Victoria Gaol, attended as it was with the murder of Warder Speed and an Indian warder, created a sensation in the Colony early in November last.

Two of the four men who escaped from the gaol were arrested at different dates and after trial paid the extreme penalty for the gruesome acts. The man, now in custody, is named Li Hoi-shing alias Li Chung. He is twenty-five years of age, of medium height and build. Before being sent to gaol for ten years on a charge of armed robbery, he was a farmer in a village near Canton. He is alleged to have been the ring-leader in the escape from prison and the one who made the key which enabled the prisoners to get away. He was arrested in Hongkong on Thursday evening, having arrived here from up-country where he had been in hiding. He was charged at the Magistrate's Court yesterday with the murder of Warder Speed, and except for pleading "not guilty" to the charge, he did not utter a single word. His attitude was one of extreme nonchalance. He was girded in the common garb of a Chinese coolie and seemed as if bored to death at the proceedings.

Chief Detective Inspector Morrison applied for a remand of four days in order to get together the witnesses. The preliminary hearing will take place in the first week in May to enable the case to be sent up for trial at the May Sessions.

MEANING OF "OBSTRUCTION".

MAGISTRATE DECIDES ON THE SEVERAL TERM.

At the Magistracy, yesterday, the hearing was continued in the case in which the Sun Co. was summoned by the P.W.D. for causing an obstruction to the verandahs of the first, second and third floors of their premises in Des Voeux Road Central and Connaught Road Central, by using them for the storage of merchandise.

Mr. Leo Longinotto, Assistant Crown Solicitor, prosecuted and Mr. E. Davidson appeared for the defence.

At the previous hearing Mr. Edwards, of the P.W.D., gave evidence, to the effect that the verandahs were blocked by carpenters, tailors, cabinet-makers, etc., resulting in the obstruction to the fire-escape which would be serious if a fire occurred. He admitted under cross-examination that the obstruction did not amount to the shutting off of light and air, which Mr. Davidson contended at the time was the purport of the Ordinance. Mr. Smith was inclined to agree to that at the last hearing, but, yesterday, said that he had since read the Ordinance and he was rather softening on the meaning of the word "obstruction". The Ordinance allowed partitions to be erected in hotels and domestic buildings, but not in business premises, store-rooms, etc. He did not think that the Ordinance was only directed against light and air, but covered obstruction in a general meaning of the term.

Mr. Davidson, in a lengthy argument, drew attention to the fact that if the proviso, to the effect that no verandah or balcony should be obstructed or enclosed wholly or in part, remained it would make living in houses intolerable, as every house would be open to the gaze of people. He thought the prosecution should have limited their charge to a particular obstruction, not to say that all the verandahs were obstructed. He had met the general allegation that all the verandahs were obstructed by giving the only possible definition of the Ordinance, "light and air". Now the prosecution aver that the obstruction was in reference to fire-escapes. If that was so, they should have been charged under the special Ordinance and he would have admitted his guilt, thereby saving time and expense. But that was not the charge and they had to fight the case as it was serious if they could not use the verandahs for their business. If a conviction was entered against his firm it would mean that every other firm would be liable to be prosecuted.

Mr. Smith said that on the plain meaning of the word "obstruction", Mr. Edwards had given evidence proving that the fire escapes were blocked. Mr. Davidson replied that they could not seriously argue that a man was an obstruction; or a sewing machine. It was absurd and involved obstruction on the part of the whole Colony.

Mr. Smith: You need not prosecute the whole of Hongkong. Mr. Davidson: It is extraordinarily inconsistent with the principles of English law. Before anybody else is aware of an obstruction in his premises Mr. Edwards would come along with a summons.

Mr. Smith: The Ordinance also says you must not use the verandah as a store-room. Continuing, he said that the meaning of "obstruction" was wide and he did not think it was confined to light and air. He was satisfied on that point.

Mr. Edwards said that the verandahs were on Crown land and no rent was paid. It was simply a concession and Government wanted to prevent profit being made out of it.

Mr. Smith fined the firm \$10.

MYSTERIOUS DISAPPEARANCE OF \$1,000

CHINESE CLERK CHARGED WITH EMBEZZLEMENT.

At the Magistracy, yesterday, a Chinese clerk of a Swatow firm with its head office in Hongkong, was charged with embezzling \$1,000, belonging to the firm. Defendant stated that he was given a bundle of papers to be brought to Hongkong. He did not know what was inside it. The bundle was lost.

Inspector Watt asked for a remand to enable the Police to bring down some witnesses from Swatow and the application was granted.

It is stated that defendant was sent from Swatow with the \$1,000 and several parcels. The parcels were safely delivered, but not the money, defendant stating that he had lost that particular parcel on the voyage. The Police were informed and consequent on the discovery of certain articles on defendant he was arrested.

CHINESE MONASTERY ROBBED.

MONK AND FARMER TRAPPED UP.

An armed robbery is reported to have taken place in a monastery near Kat Loong, in the Pat Heung district. A monk has informed the Police that at 11 p.m. on the 28th ultimo, while he and a farmer were asleep in the monastery, three men entered the premises, the front door of which was opened. One man was armed with a revolver, and another with a dagger. After tying the farmer up with a piece of rope, one of the men held a dagger at the breast of the monk, ordering him not to make a noise, under penalty of death. Trussed him up also and covered his head with a jacket. The robbers stole a large quantity of the clothing belonging to the priests, some money, and rice, the total value being given as \$102. They then departed in an unknown direction.

(Other Local News will be found on page 2.)

Cool food for a hot day

COOKED BONELESS ENGLISH HAMS in tins
½ Hams \$1.10 per lb. Whole Hams \$1.00 per lb.

COOKED SLICED ENGLISH HAMS
½ lb. tins \$1.00 each.

CHOICE AUSTRALIAN CHEDDAR CHEESE
per lb. 70c.

JACOBS' AFTERNOON TEA BISCUITS
\$1.00 per tin.

DAMSON PRESERVE in 12 bottles
80c. per bot.

RED CHERRIES in bottles for tarts
60c. per bot.

PICKLED PLUMS, PEACHES, APRICOTS
and PEARS
these are delicious with Cold Meat, etc.
85c. per bot.

SUCCOTASH SUGAR CORN, and SUGAR PEAS
each 40c. per tin.

DRIED LENTILS, HARICOT and BUTTER
BEANS
in 2 lb. tins 60c. per tin.

POTTED MEATS and FISH in 12 glasses
30c. each.

HARRIS WILTSHIRE PORK SAUSAGES
60c. per tin.

LANE, CRAWFORD & CO.

Just received from U.S.A., a new shipment of Typewriters—different models.

Inspection cordially invited by—

UNIVERSAL IMPORT & EXPORT CO.

HOTEL MANSIONS,

Top Floor,

HONGKONG.

NEW COLUMBIA RECORDS

A5667	IL TROVATORE	ANVIL CHORUS	COLUMBIA OPERA CHORUS
	MARITANA	CHORUS	
A5581	PUPPCHEN	ONE STEP	"PRINCES BAND"
	Y COME LA VA	TANGO	
A5794	SHORE AT LEI LAI WAI	FOX TROT	
	LADDER OF ROSES	ONE STEP	
A2595	HERE COMES AMERICA	FOX TROT	EARL FULLER'S ORCHESTRA
	MICKEY		

The Anderson Music Co., Ltd.
16, Des Voeux Road. Tel. 1322.

Powell Ltd.

TELEPHONE 346

NEW STOCK OF

ENGLISH AND AMERICAN

TRAVELLING CRUNKS

JUST UNPACKED.

PRICES from \$32.50.

LADIES HAT CASES.

LINEN CABIN BAGS

AND HOLDALLS.

TRAVELLING RUGS.

GERMANY AT SPA CONFERENCE:

MR. LLOYD GEORGE EXPLAINS ITS OBJECTS
IN PARLIAMENT.

TRADE PROSPECTS IN RUSSIA:

UNITED STATES PROPOSES SENDING COMMISSION.

LIVERPOOL DOCKERS' THREAT:

RELEASE OF SINN FEINERS DEMANDED.

LATEST CABLES.

[THROUGH REUTER'S AGENCY.]

THE SAN REMO CONFERENCE MR. LLOYD GEORGE'S STATEMENT IN PARLIAMENT.

LONDON, April 29th.

In the House of Commons, Mr. Lloyd George, who was warmly cheered, said that the conference at San Remo was undoubtedly the most remarkable since the Armistice. Before the conference, misunderstandings were serious enough. They had been made grave by deliberate fermenting by very reckless persons, but the sky was again clear. All the principals were pleased with the results, because misunderstandings had been removed and suspicions dispelled. The disagreement had solely arisen as regards the Ruhr.

Mr. Lloyd George emphasised that the whole dispute was whether Allied or German troops should suppress the Ruhr trouble. The Allies, except France, advocated the latter alternative with a time-limit for the withdrawal of the German troops, failing which the occupation of any German town would have followed as a guarantee. It was also proposed that Allied officers should accompany the German troops, in order to see that the specified numbers were not exceeded and that their methods were not too stern or vindictive. He emphasised that the difference was now entirely cleared up. The Germans had been informed that as soon as the troops in the Ruhr Valley were reduced to the numbers permitted by the Allies in their letter of August 8th, the French troops would withdraw from Frankfurt and Darmstadt. The statement that French troops will not withdraw until Germany had disarmed and certain other clauses of the Treaty had been enforced was in no way accurate.

Mr. Lloyd George regarded that the removal of misunderstandings had placed the alliance on a firmer basis than ever. (Cheers.) The French undoubtedly believed that Great Britain did not mean to enforce the Treaty, especially as regards reparation and disarmament. In the despatches from France as regards the Ruhr question the British Government made it quite clear that the difference was purely a question of policing and restoration of order, and that when it came to disarmament and reparation and such matters, we should take any action agreed between the Allies. The San Remo Conference dispelled all suspicions about the matter.

Misunderstanding also arose from suspicions created by the utterances of very powerful personages in France and the writings of powerful journalists indicating that there was an intention of using the delays in the execution of the treaty for ulterior motives. The annexation of the Rhineland and the coal areas was openly advocated. Great Britain had to make it absolutely clear that she would never assent to any such policy.

"We could not bequeath our children another Alsace-Lorraine." (Cheers.) Mr. Millerand and his associates, readily and sincerely, gave assurances that the vast majority of Frenchmen were opposed to such a policy equally as the British.

Mr. Lloyd George attached enormous importance to it. The German Ministers had been invited to confer with British and French Ministers face to face, because although there were numerous commissions and commissioners there might be virgins of the Parable—some are wise and some foolish—and the Allies were not always quite sure that the discussions were conducted quite in accordance with the Supreme Council policy. The questions

discussed will be, first, disarmament, then reparation, then the Army of Occupation. The Allies have agreed that war weapons must be destroyed. A British officer in Germany charged with the destruction of weapons has reported that Germany has faithfully accounted for all guns.

But the greatest difficulty was being experienced with rifles, owing to the men not surrendering them. It is understood that the real difficulty was that the German Government did not command authority. The soldiers defy them. But the greatest difficulty is that we are dealing with a broken-backed people who does not command its will. Its actions are convulsive. It has command of speech; that's about all. There is famine in the land.

It was essential that we get the German guns and aeroplanes. As regards reparations, he recognised that Germany cannot pay at present, but it was necessary that she should abandon the exasperating attitude of evading assessment of liabilities and submit proposals for payment.

The Premier emphasised that the Allies were not going to Spa on May 25th to discuss abstract questions. Germany must make definite proposals which would receive the fairest and impartial consideration. The time-limit of four months, after the signature of the Treaty, conceded to Germany in which to submit concrete proposals for the settlement of her liabilities had already lapsed.

REPRESENTATIVES OF THE POWERS LEAVE.

SAN REMO, April 29th.

The Foreign Missions have departed. There was most cordial leave-taking between the British, French and Italian representatives.

SPA CONFERENCE. GERMAN CHANCELLOR'S STATUS.

LONDON, April 29th.

It is reported from San Remo that, conversing with Italian journalists, Mr. Lloyd George stated that the German Chancellor will attend the conference at Spa on an equal footing with the heads of the Allied Governments and will be able to make proposals on the future peace settlement of Europe.

FUTURE OF ALBANIA. FINAL SETTLEMENT STILL IN VIEW.

LONDON, April 29th.

In the House of Lords, Lord Lamington asked a question in which he alluded to the Albanians' fear of invasion by the Serbians or the Greeks, and asked the Allies to give an assurance that the independence of Albania guaranteed in 1913 will not be infringed.

Lord Crawford, replying, said that the Supreme Council would not tolerate any aggression of the nature suggested or allow it to affect the final settlement of the Albanian question. Meanwhile, it was impossible to give further assurances.

ARAB RAIDS IN PALESTINE. SEVEN IN SEVEN DAYS.

CAIRO, April 27th.

There have been seven Arab raids in Palestine between April 18th and April 26th. A squadron of cavalry from Beisan went out on April 22nd to round up the Ghazawiyeh (the westward of the Jordan) and destroyed a house containing ammunition northward of Beisan, after which a force of Arabs attacked the squadron which was obliged to withdraw fighting a rearguard action.

An aeroplane on reconnaissance on April 23rd reported activity in a valley southward of Beisan, and that the railway had been cut. Troops were sent out and encountered thirty Arabs. Two more detachments of troops were sent out at dusk and charged with lance, killing fifteen.

SHIPPING MINISTRY DEFICIT OFFICIAL STATEMENT.

LONDON, April 29th.

Lieut. Col. the Hon. Guy Wilson, Parliamentary Secretary to the Ministry of Shipping, in a statement regarding the Appropriation Account, says that the so-called deficit represents the amount drawn from the Vote of Credit and rests on the expenditure met from the earnings. "A remarkable thing in the Shipping Controller's opinion is that the amount for which the Ministry had to ask the Vote of Credit was so small. This £100,000,000 comprise, speaking broadly, the entire net cost for the year ended March 31st, 1919, (the year of the war and demobilisation) of the transportation of British armies, stores and munitions to and from all theatres, the carriage of munitions from abroad, all the merchant tonnage provided for the use of the Navy, standard shipbuilding, ship purchase and contracts at home and abroad.

"This is not excess expenditure over the estimate, but excess expenditure over the earnings. The Ministry, like all War Departments, is financed, as regards warlike or non-warlike operations, from Votes of Credit. The Controller further thinks it right to state that, most of the particular transactions to which so much attention has been called are represented by works undertaken to help in the prosecution of the war. It was only when the war ceased that the duty of liquidating them devolved on the Ministry of Shipping."

Colonel Wilson adds that the Select Committee on National Expenditure closely investigated the work of the Ministry last session, giving particular attention to these transactions. Its verdict was that the work of the Ministry of Shipping was performed with remarkable efficiency.

POLISH OFFENSIVE AGAINST BOLSHEVIKS.

REPORT OF OVERWHELMING
VICTORY.

WARSAW, April 28th.

An official statement says that after repulsing desperate Bolshevik attacks for six weeks, the Poles, commanded by General Pilsudski, started a general offensive on the Volhynia-Podolia front on April 25th, captured important places and pursued the enemy to Jitomir where an infantry and a cavalry division were completely defeated. Much booty was taken, including 160 locomotives, and 2,000 railway carriages. A number of prisoners were taken. Fighting continues.

UNITED STATES COMMISSION. FOR RESUMPTION OF TRADE WITH RUSSIA.

ATLANTIC CITY, April 28th.

The Board of Directors of the United States Chamber of Commerce have authorised the appointment of a Commission to proceed to Europe to investigate the possibility of the resumption of trade relations between the United States and Russia.

ROYAL AIR FORCE CADETS HONORARY COMMISSIONS.

LONDON, April 28th.

The Air Ministry announces that the total number of Royal Air Force cadets, including Colonials from the Dominions, dispersed up to April 7th was 21,264, of which 3,060 were gazetted to temporary and 8,990 to honorary commissions.

Among the cadets of the Royal Air Force who were training when the Armistice was signed and whose appointment to honorary commissions was not gazetted should apply to the Air Ministry, giving regimental details.

DEATH SENTENCE IN THE ARMY.

ON OFFICERS AND MEN DURING
WAR.

LONDON, April 28th.

In the House of Lords, Viscount Peel stated that death sentences passed during the whole of the war in all the theatres upon officers and men were 3,078, while only 243 were carried out. All the latter were confirmed, before execution, by the Commander-in-Chief.

URFA INCIDENT. HEAVY FRENCH LOSSES.

PARIS, April 28th.

The French at Urfa suffered considerably. It is reliably reported that their losses amount to a third of the effective which amounted to 700, composed of two companies of whites and the remainder Senegalese.

SHELL SHOCK INQUIRY. DEPARTMENTAL COMMITTEE PROPOSED.

LONDON, April 29th.

In the House of Lords, Lord Southborough moved for the appointment of a departmental committee to investigate different kinds of shellshock—the enquiry to include the infliction of death penalty on charges of cowardice.

Lord Horne, speaking in the capacity of a General, supported the suggestion, and expressed the opinion that if there was any suspicion that a crime committed might be due to shellshock the Court-Martial sentence should not be confirmed until the accused had been under medical observation for a sufficient time to ascertain whether his mental balance had been affected.

Viscount Peel, replying, pointed out that extreme care was exercised by a Court-Martial in such cases. A medical adviser was always included if there was a suggestion of any mental or nervous disorder. The Government was of opinion that great advantages might be obtained from the proposed inquiry. Many nervous and mental conditions encountered were entirely new to medical officers. The connection between the forms of disease met with during the war and civil life was very close. The experience gained during the war might be of great value in other fields. The War Office was glad to accept the view that a departmental committee should be appointed. "It might be wise to have a mixed committee, including among its members with expert knowledge and in view of the disciplinary side of the inquiry a lawyer, and perhaps a soldier."

The motion was adopted.

TWO THOUSAND GUINEAS WON BY TETRATAMA.

LONDON, April 28th.

The following is the result of the Two Thousand Guineaes:

Tetratama	1
Allenby	2
Paragon	3

Betting, 2 to 1 Tetratama, 100 to 7 Allenby, 8 to 1 Paragon.

Seventeen ran. Won by half a length; three lengths between second and third.

THE PRINCE OF WALES SEES MAORI DANCES IN ROTORUA.

ROTORUA, April 28th.

Thousands of settlers and Maoris welcomed the Prince of Wales to Rotorua. At the Maori headquarters there were elaborate native ceremonies and dances.

HAMPERED BY RAILWAY STRIKE IN NEW ZEALAND.

ROTORUA, April 28th.

Communication with the entire North Island is suspended owing to the railway strike. The Prince of Wales probably returns to Auckland to resume his journey to Wellington by sea.

The strike has been in long preparation and is in no way directed against the Prince of Wales. Offers of motor cars are pouring in. The people are determined that the eagerly anticipated tour shall not be hampered.

A few local trains are beginning to resume, with volunteer engine crews.

The Strikers' Union has offered to carry the whole of the Royal Party back to Auckland.

Three hundred bluejackets are returning, but the Royal Party will remain here pending negotiations between the Government and the strikers, as the Prince is anxious to carry out his original programme as far as possible.

The weather, which has been tempestuous, is improving, reducing the risk of an epidemic among the assemblage of Maoris and others marooned at Rotorua.

The celebrations are to be on an unprecedented scale, unlikely to be equalled again owing to the gradual dying out of the traditions of Maori ceremonies.

THE SILVER MARKET EXCEPTIONAL FALL IN PRICE.

LONDON, April 28th.

The exceptional fall of silver by 4 1/4 per ounce cash is due to the cessation of demand from Indian bazaars, and China becoming sellers. Lower prices are regarded as probable in view of the practical cessation of demand for silver for European coinage owing to the reduction of silver contents in the token of coinage in several countries and the increased use of paper money, also in view of the stimulation of output owing to high prices and the marked abundance of melted coin from the Continent, and as the East is only a prospective buyer.

LATEST CABLES.

EXCESS PROFITS DUTY. MOTION FOR REJECTION DEFEATED.

LONDON, April 29th.

In the House of Commons, Mr. Ferrell moved the rejection of the Excess Profits Duty.

Mr. Chamberlain emphasised that, although he was willing to consider an alternative, it was his duty while trade was prosperous to make a real effort to reduce the vast debt which was embarrassing commerce and was a potential danger to the credit of the country. There was nothing at present more important, owing to our dependence on overseas supplies of food and raw materials, than that international credit should stand high, especially towards America. He was content to let the Budget be judged by the verdict of informed American opinion. The Budget aimed at our standing again in the very front line as a great financial, commercial and industrial nation.

The motion was defeated by 287 votes to 75.

The Corporation Tax was adopted, Mr. Chamberlain intimating that co-operative dividends were exempted from the tax.

UNREST IN IRELAND. LIVERPOOL AND GLASGOW DOCKERS' THREAT.

LONDON, April 29th.

In the House of Commons, on the motion for adjournment, Mr. T. P. O'Connor raised the question of the threat of Irish Dockers' strikes at Liverpool and Glasgow unless the Sinn Feiners were released.

Mr. Sexton, representing the Liverpool dockers, said that he had warned the members of his Union not to participate in the strike, but he was afraid the situation was getting beyond control.

Sir Donald Maclean urged the appointment of a special tribunal to try Sinn Feiners.

Mr. Shortt promised to submit the suggestion to the Government. Sinn Feiners were never treated as convicted persons. The movement in Liverpool was not by the Trades Unions but engineered by local Sinn Feiners, and the Government would not yield to threats from Liverpool or elsewhere.

EARLIER CABLES.

ATTACK ON A POLICE BARRACK.

LONDON, April 28th.

Several hundred men participated in the capture of the Police barracks at Ballinacorney in County Limerick. The attackers turned out the occupants of the surrounding houses and poured in rifle fire and bombs from there.

The garrison of six defended until the building, which was saturated with petrol, was aflame, when they surrendered. Two of the Police were wounded.

EFFECTIVE BRITISH TROOPS IN IRELAND.

LONDON, April 28th.

In the House of Commons, Mr. Winston Churchill stated that there were at present 34,282 effective troops in Ireland, besides forty tanks.

BRITAIN'S FLOATING DEBT

FURTHER PLANS FOR REDUCING
IT.

LONDON, April 28th.

In the House of Commons, Mr. Chamberlain announced that in order to further provide for the reduction of the floating debt, new Government 5 to 15 year five per cent. bonds would be issued at par from May 3rd. Additional interest up to two per cent. might be payable during the five year period according to the discount rate of Treasury Bills. This is intended to protect bondholders against capital depreciation when the rates for short money are high, safeguard the taxpayer from the payment of high interest over a long period, and prevent further capital depreciation of Government securities.

SERBIA.

RAILWAY STRIKE IN PROGRESS.

BELGRADE, April —

A telegram from Lubiana says that a train proceeding to Agram was held up by striking miners, who also fired on a train at Hrastynuk. The military guard repulsed them, killing one assailant. Three thousand strikers at Lubiana attacked the Police. The latter fired, killing ten and wounding 21.

BRITISH WAR PRISONERS. OVER 200 NOT ACCOUNTED FOR IN GERMANY.

LONDON, April 29th.

In the House of Commons, Mr. Winston Churchill stated that the British Military Mission in Berlin had reported that there were only 222 prisoners in Germany still unaccounted for at the time the mission's enquiry closed.

IN TURKEY.

No similar body was searching for the records of the death of British prisoners in Turkey. The list of prisoners unaccounted for had been presented to the Turkish Government. Statements referring to a few men had been received. These were of small value, and he feared that the Turkish records were so imperfect that there was practically no chance of obtaining further information.

GERMANY.

SENSATIONAL DISCOVERY AT STETTIN.

BERLIN, April 28th.

The Entente Control Commission discovered, at Stettin, 288 guns and sixteen barges fully laden with infantry and artillery ammunition. On the Entente's demand, the barges were seized by the Police.

The *Freiheit* reports that the affair was discussed at a meeting of the Cabinet at which General Seeckt declared that the secret transport of the guns, which were destined for Koenigsberg, was undertaken with the full knowledge and approval of the Ministry of Defence.

The *Freiheit* points out that the Peace Treaty only allows Germany 288 guns, and adds that the incident is bound to cause the deepest distrust among the Entente.

ASSEMBLY ADOPTS THE BUDGET.

BERLIN, April 28th.

The Assembly has adopted the Budget, and passed a Bill handing over the railways to the Imperial Government.

THE DENNISTON PLAYERS

Melodrama was the bill of fare at the Theatre last night. "The Acquittal" is a new play dealing with the acquittal of a man charged with a murder, which it subsequently transpires he actually committed. A feature of a long trial had been the great loyalty shown by his wife. Among the newspaper men reporting the case was one who was convinced that the death was not accidental, but the jury were inclined to believe, but due to murder and he announced his determination to unearth the murderer. This led to a great scene between the wife and her acquitted husband, in which the wife confessed to her husband that, even before his arrest, she had known him to be the murderer of the man, and had known also of the causes leading to the crime. And all the while the newspaper detective was listening in an ante-room. The whole plot of the story is typically American, but makes a very powerful play. Miss Wanda Howard played the role of the injured wife with great success and scored a remarkable triumph in the second act when she disclosed to her husband the full extent of her knowledge and expressed in very emphatic terms her contempt of his conduct from beginning to end. Mr. W. D. Howard acted the part of the husband, and did it extremely well, and the acting of Mr. W. Vaughan-Morgan as the Press-man-detective deserves equal praise. There were altogether about a dozen members of the Company in the case, and the play was capital presented. Drama, however, does not make a strong appeal in Hongkong and the house was but little more than half full.

Turning to comedy, the Dennistons Players will present another hilarious farce to-night at the Theatre Royal, entitled "Nightie Night." It carries a bumper crop of laughs, and the women will be seen in a dainty display of lingerie and brilliant gowns. "Nightie Night," we are told, is a rollicking farce comedy that is clean, laughable and thoroughly entertaining. The plot is very funny from prologue to the fall of the curtain, and is a wide-awake farce, well worth seeing. The curious part about "Nightie Night" is that although it is a romping farce it contains a story that keeps you guessing until the fall of the last curtain. It sets a pace for comedy that has not been exceeded since "Fair and Warner." One amusing situation is no sooner disposed off than another develops.

KOBE TAKES RICE DEALERS TO TASK.

MERCHANTS ORDERED TO LOWER
PRICES.

Kobe city officials indulged in a bit of club swinging recently and, according to all reports, with good results for the working classes of the city. The big stick was used on the retail rice merchants because the municipal authorities believed that they were engaged in illicit profiteering, says the *Japan Advertiser*.

Recent manipulations in the exchange resulted in the price of rice showing an appreciable drop. Waiting for several days the city executives noted that there was no change in the retail market of Kobe. Immediately they summoned the heads of the local rice merchants and asked for an explanation. When the explanation was given, it was not satisfactory, and the chief of the association was informed that he could take one of the alternatives—either make an equitable adjustment in prices or be prepared for punitive measures by the local authorities.

The lower price cards now being displayed in the windows of the rice shops of the city bear eloquent testimony that the members of the rice merchants' guild decided that it was better to keep the friendship of the city legislators and modify their prices than to retain the old rate and incur the displeasure of the law. The big stick is again hanging in a corner of the city hall.



REYNOLDS DENNISTON.

THEATRE ROYAL

TO-NIGHT at 9.15 Sharp.

Increasing Popularity

Denniston Players

a rare combination of talented artists

back again to-night in Farce-Comedy

Causing Screams of Hilarity in

The Laugh Play without a Peer

"NIGHTIE NIGHT"

MONDAY, May 3rd:	The Big Play "THE WOMAN IN ROOM 13."
TUESDAY, May 4th:	At the request of everybody "UP IN MABEL'S ROOM."
WEDNESDAY, May 5th:	The Brilliant Sparkling and Piquant Farce Comedy "BABY MINE."
THURSDAY, May 6th:	A Popular Revival of the Scream "NIGHTIE NIGHT."
FRIDAY, May 7th:	Loaded with Laughs and Lingerie "THE UNKISSED BRIDE."
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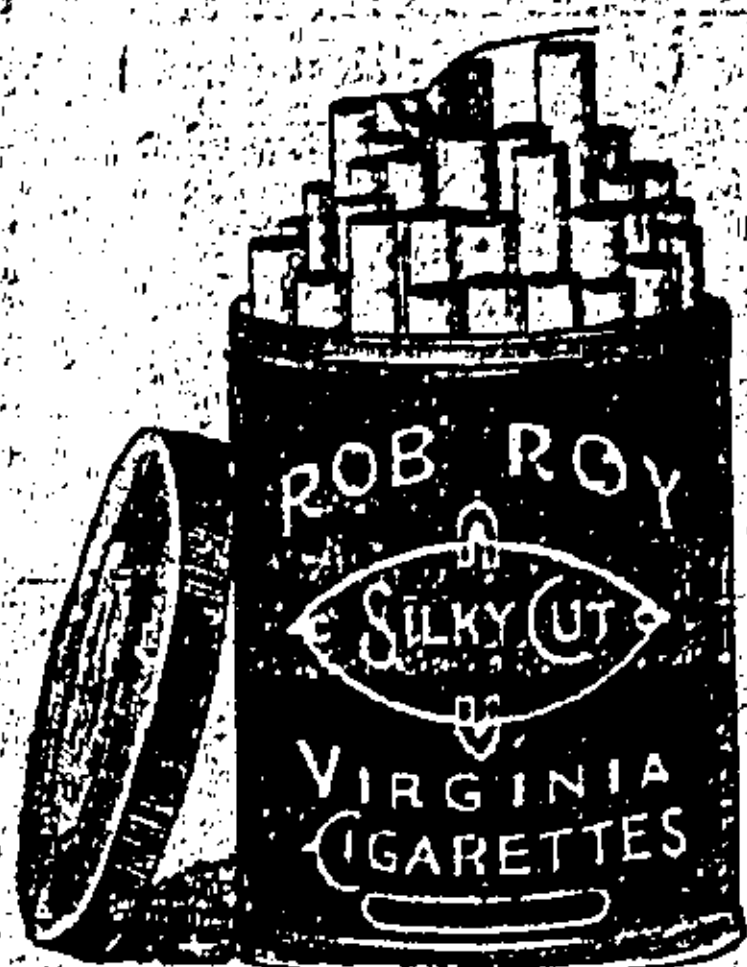
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EX-KAISER STILL INTRIGUING ALLIES' ADVICE TO HOLLAND.

The text of the reply to Holland regarding the extradition of the ex-Kaiser, approved by the Supreme Council, on February 14th, is given in *The Times* as follows:—

The Powers do not ask the Queen's Government to depart from its traditional policy, but consider that the nature of their request—which does not in their opinion depend solely or even mainly on Dutch municipal law—has not been adequately appreciated.

No question of prestige is at stake, and the Powers cannot wait for the creation of a world tribunal competent to examine international crimes before bringing to trial the responsible author of the catastrophe of the Great War.

It is precisely this contemplated trial which would prepare the way for such a tribunal.

Would not the refusal of the Queen's Government to hand over the ex-Kaiser, if persisted in, create an unfortunate precedent tending to render ineffective any proceedings taken by an international tribunal against criminals in high places?

The Government of the Netherlands does not appear to consider that it shares with the other civilized nations the duty of securing the punishment of crimes against justice and the principles of humanity—crimes for which William of Hohenzollern undeniably bears a heavy responsibility.

It is impossible to disregard the collective force of the request.

The Netherlands Government has surely not forgotten that the policy and personal actions of the man required for judgment by the Powers have cost the lives of approximately ten million men murdered in their prime, and have been responsible for the mutilation or shattered health of three times as many; the laying waste and destruction of millions of square miles of territory in countries formerly industrious, peaceable, and happy; and the piling up of war debts running into billions, the victims being men who had defended their freedom, and incidentally that of Holland. The economic and social existence of all these nations has been thrown into confusion and is now jeopardized by famine and want, the terrible results of that war of which William II. was the author.

The Allies cannot conceal their surprise at finding, in the Dutch reply, a single word of disapproval of the crime committed by the Emperor, crimes which outrange the most elementary sentiments of humanity and civilization, and of which, in particular, so many Dutch nationals have themselves been the innocent victims on the high seas.

To help to bring to justice the author of such crimes—crimes for which, in the words of Grotius, the culprit is "punitur aut dedendi aut certe agnoscendi" (Book II., chap. 21, l.) plainly accords with the aims of the League of Nations.

How can anyone fail to be impressed by the reactionary manifestations which have followed the refusal of Holland, and the dangerous encouragement thus given to all those who are opposing the just chastisement of the culprit and their exemplary condemnation, whatever their social position?

Holland, whose history tells of long struggles for liberty, and who has suffered so grievously through disregard of justice, could not place herself by such a narrow conception of her duties, outside the comity of nations.

The duty which none can avoid for national reasons, however weighty they may be, is to unite in order to mete out exemplary punishment to the responsible authors of the disasters and abominations of the war, and to endeavour to revive conceptions of solidarity and humanity in the German nation, which is still unconvinced of the falsity of the tenets of its Government, who professed that might was right, and that success condoned crime.

It was from this point of view, and not exclusively from the national standpoint, that the Powers requested the Government of the Queen to hand over William of Hohenzollern, and from this point of view they now renew that request.

The Powers desire to remind the Government of the Netherlands that if it should persist in its attitude of detachment towards the presence of the Imperial family on its territory, so close to Germany, it would assume direct responsibility both for sheltering a criminal from the claims of justice, and for the propaganda which is so dangerous to Europe and the whole world.

It is indisputable that the permanent presence of the ex-Kaiser, under false pretences, at a few kilometres distance from the German frontier, where he continues to be the centre of active and increasing intrigue, constitutes for the Powers who have made superhuman sacrifices to destroy this mortal danger, a menace which they cannot be called upon to accept. The rights they possess in virtue of the most express principles of the Law of Nations, entitle them, and make it their duty, to take such measures as are required for their own security.

The Powers cannot conceal the painful impression made upon them by the refusal of the Dutch Government to hand over the ex-Kaiser to them, without any consideration of the possibility of reconciling the scruples of Holland with some effective precautionary measures to be taken either on the spot or by holding the ex-Kaiser at a distance from the scene of his crimes, making it impossible for him to exert his disastrous influence in Germany in the future.

Although a proposal of this nature would not have corresponded fully to the request of the Powers, it would at least have afforded proof of those feelings which Holland cannot but possess.

The Powers urge upon the Dutch Government in the most solemn and pressing manner the importance attaching to a final consideration of the question, put before her. They desire that it may be clearly understood how grave the situation might become if the Netherlands Government were not in a position to give those assurances which the safety of Europe so imperatively demands.

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RANDAKAN	"HINSANG"	Sat.	1st May, Noon
SHANGHAI	"HANGSANG"	Sun.	2nd May, D'light
SHANGHAI	"CHEONGSHING"	Sun.	2nd May, D'light
SHANGHAI	"LOKSANG"	Tues.	4th May, 8 a.m.
SHANGHAI	"TAKSANG"	Wed.	5th May, 8 a.m.
RANDAKAN	"CHUNSANG"	Thurs.	6th May, Noon
MANILA	"YUENSANG"	Fri.	7th May, 3 p.m.
STRAITS & CALCUTTA	"YATSHING"	Fri.	7th May, 3 p.m.
KOBE	"LAISANG"	Mon.	10th May, 5 p.m.

CALCUTTA LINE—This Line affords regular sailings to Calcutta, leaving Singapore, returning from Calcutta, proceed via Barataria and Hongkong to Japan, occasionally calling at Shanghai. All steamers have excellent passenger accommodation, are fitted with Electric Light and Fans and carry a fully qualified Surgeon.

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"CAEMARTHENSHIRE"	18th May.

HOMEWARDS.

Vessel	Leaves Hongkong	Discharges
"GLENIFFER"	29th April	CHINA, LONDON & ANTWERP.
"GLENADE"	29th May	CHINA, LONDON & ANTWERP.
"PROFESSOR"	29th May	LONDON.

Movements are subject to change without notice.

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THE BANK LINE LTD.
Managing Agents.**"ELDERMAN" LINE.**

(ELDERMAN & BUCKHALL STEAMSHIP CO., LTD.)

JAPAN, CHINA AND STRAITS

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LONDON & ROTTERDAM... "RAZEMBE" ... 20th May.

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THE BANK LINE LTD.
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SAILINGS SUBJECT TO ALTERATION

For Steamer To Sail

For	Steamer	To Sail
SHANGHAI and TSINGTAO	"YINGCHOW"	On 1st May, 4 P.M.
WUAIWAI, CHEFOO & TIENTSIN	"KUIBOW"	On 2nd May, 9 P.M.
PAKHOT & HAIPHONG	"KAIKONG"	On 2nd May, 9 A.M.
SWATOW and BANGKOK	"CHUSAN"	On 4th May, 10 A.M.
AMOI, SHANGHAI & FUKOW	"ICHANG"	On 4th May, 4 P.M.
WANTIA, CHEU & ILOILO	"TAMING"	On 4th May, 4 P.M.
SHANGHAI	"SUWING"	On 6th May, Noon
SHANGHAI & TSINGTAO	"CHENAN"	On 8th May, 4 P.M.

SHANGHAI LINE—PASSENGERS, MAILS and CARGO.
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"HAILONG"	... Capt. Ed. Walker	TUESDAY, 4th May, at 3 P.M.
"BAIHONG"	... Capt. W. O. Passmore	FRIDAY, 7th May, at 3 P.M.
"BAIHONG"	... Capt. A. H. Stewart	TUESDAY, 11th May, at 3 P.M.

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"CITY OF COLOMBO"	... via Suez	12th May
"EUBYMACHUS"	... via Panama	25th May
"HOWICK HALL"	... via Suez	27th May
"TELEMACHUS"	... via Panama	10th June

Steamers proceed via Suez Canal or Panama Canal at Owner's option.

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PENINSULAR & ORIENTAL SAILINGS (South)

	Tons	From Hongkong (about)	Destination
"NORE"	6,700	12th May	MASSILLON, LONDON & ANTWERP.
"DUNERA"	5,400	13th May	Singapore, Colombo & Bombay.
"NOVARA"	7,000	22nd May	Marseilles, London & Antwerp.

BRITISH INDIA-APCAR SAILINGS (South)

"MUTTRA"	4,700	14th May	Straits, Rangoon & Calcutta.
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EASTERN & AUSTRALIAN SAILINGS (South)

"ST. ALBANS"	4,500	2nd May 11 A.M.	San, Thursday Island, Cairns,
"EASTERN"	4,000	19th May	Townsville and Brisbane.

SAILINGS TO SHANGHAI & JAPAN

"EASTERN"	4,000	1st May	Moji & Kobe.
"DUNERA"	5,400	1st May Noon	Shanghai.

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NOTICE TO CONSIGNEES.

Consignees are reminded of the necessity to apply to the Company's Agents regarding arrival of consignments expected of which they have received documents or advice.

Any damaged packages must be left in the Godowns for examination by the Consignees, and the Company's Surveyors, Messrs. GORDON & DOUGLAS, at 10 A.M. on MONDAYS and THURSDAYS. All Claims must be presented within ten days of the steamer's arrival here, after which date they cannot be recognised. No Claims will be admitted after the goods have left the Godowns.

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KORRA MARU	20,000	May 3rd.
TENYO MARU	21,000	May 27th.
SIBERIA MARU	20,000	June 13th. (from Yokohama)
SHINYO MARU	20,000	June 17th.
PERSIA MARU	20,000	July 5th.

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ANYO MARU	18,500	Sept. 8th.

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CHOYO MARU ... May 34th.

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YOKOHAMA ... "AMAZON" ... On or about 6th June.

SHANGHAI (Only) ... "ARMAND BEHIC" 10,000 ... On or about 11th May.

MARSHALLS via ... "ARMAND BEHIC" 10,000 ... On or about 11th May.

SAIGON, COLOMBO, ... "ARMAND BEHIC" 10,000 ... On or about 11th May.

DIBOUT, SUEZ, ... "ARMAND BEHIC" 10,000 ... On or about 11th May.

PORT SAID ... "ARMAND BEHIC" 10,000 ... On or about 11th May.

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"HAYRE MARU" ... Tuesday, 8th June.

Call Marseilles.

BUENOS AIRES, RIO DE JANEIRO, SANTOS.

MAURITIUS, DURBAN and CAPE TOWN via

SINGAPORE.

"PANAMA MARU" ... Friday, 29th May.

"TACOMA MARU" ... Middle of July.

BOMBAY COLOMBO—Regular fortnightly service via Singapore.

"SIAM MARU" ... Tuesday, 11th May.

"LUZON MARU" ... Saturday, 15th May.

SAIGON, BANGKOK, SINGAPORE—Regular Monthly service

"RHINE MARU" ... Saturday, 1st May.

SYDNEY, MELBOURNE—Monthly service taking cargo to New Zealand and Pacific Islands.

"MITSUKI MARU" ... Monday, 7th June.

VICTORIA, VANCOUVER, SEATTLE, TACOMA—

Regular fortnightly services touching at intermediate ports in Japan and taking cargo to OVERLAND ROUTE U.S. in connection with Chicago

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"AFRICA MARU" ... Saturday, 2nd May.

"CHICAGO MARU" ... Saturday, 6th June.

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KEELUNG via SWATOW, AMOI—These steamers

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"RAIO MARU" ... Sunday, 2nd May.

For TAKAO via SWATOW and AMOI.

"ROSHU MARU" ... Thursday, 6th May.

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"TAIWAN" 19th May SAILING SUBJECT TO ALTERATION 24th May

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POST OFFICE NOTICE

INWARD MAILS

FROM	PER	DATE
STRAITS AND CALCUTTA	Yelofu Maru	1st May
STRAITS	Dunera	1st May
JAPAN	St. Albans	1st May
SWANHOI	Empress of Russia	2nd May
U.S.A., CANADA and MANILA	Saga Maru	2nd May
JAPAN	Lake Onawa	2nd May
EUROPE (via NEGAPATAN)	Yamagata Maru	3rd May
JAPAN	Tokomi Maru	3rd May
BOMBAY	Sunam	3rd May
SWANHOI	Tanyama Maru	4th May
JAPAN	Togo Maru	6th May
STRAITS AND CALCUTTA	Fukui Maru	7th May
BOMBAY		

OUTWARD MAILS

FOR	PER	DATE
Shanghai and North China	Dunera	Saturday, 1st, 10.00 A.M.
Beigon, Bangkok and Straits	Shien Maru	Saturday, 1st, 11.00 A.M.
Sandakan	Hinang	Saturday, 1st, 11.00 A.M.
Straits and Bangkok	Lucier	Saturday, 1st, 3.00 P.M.
Shanghai and North China	Yincho	Saturday, 1st, 5.00 P.M.
Pakhoi and Haiphong	Kyichou	Saturday, 1st, 5.00 P.M.
Weihaiwei, Chefoo and Tientsin	Chongshing	Saturday, 1st, 5.00 P.M.
Tientsin	Shan Chong	Saturday, 1st, 5.00 P.M.
Fort Bayard	Kwai Wah	Saturday, 1st, 5.00 P.M.
Tourane	Bangamp	Saturday, 1st, 5.00 P.M.
Swatow, Shanghai and North China	Mo Hon	Saturday, 1st, 5.00 P.M.
Haiphong		

Philippine Is., Sandakan, Australia	St. Albans	Sunday, 2nd, 9.00 A.M.
New Zealand via Thursday Island	Kajo Maru	Sunday, 2nd, 9.00 A.M.
Swatow, Amoy and Formosa via Keelung	Suei Maru	Sunday, 2nd, 9.00 A.M.
Shanghai, N. China, Japan via Nagasaki		
*Canada, *United States, *Central and *South America, and *EUROPE via VICTORIA, B.C.		
Philippine Is., Manila, Australia, and New Zealand, via Thursday Island	Victoria	Sunday, 2nd, 5.00 P.M.
*Honolulu and *San Francisco	Bave Coeur	Monday, 3rd, 10.00 A.M.
Japan via Nagasaki, Honolulu, *United States, *U. and *S. America, and *EUROPE via SAN FRANCISCO	Kara Maru	Monday, 3rd, 10.00 A.M.
*Swatow and *Bangkok	Chusan	Tuesday, 4th, 1.00 P.M.
Swatow, Amoy and Foochow	Hai Loong	Tuesday, 4th, 3.00 P.M.
Philippine Islands	Taming	Tuesday, 4th, 3.00 P.M.
Amoy, Shanghai and *North China	Ichang	Tuesday, 4th, 3.00 P.M.

THE CHINA & AUSTRALIA S.S. CO.

FOR MELBOURNE & SYDNEY VIA MANILA, SANDAKAN & QUEENSLAND PORTS

"VICTORIA" 3rd May.

For Passage and Freight apply to—
THE CHINA & AUSTRALIA S.S. CO.,
Agents,
112, Connaught Road Central.

WATERHOUSE LINE

TRANS-PACIFIC FREIGHT SERVICE.

Operating the following U.S. Shipping Board Steamers

For

SEATTLE-TACOMA-VICTORIA-VANCOUVER

via Kobe and Yokohama.

"DELIGHT" 6th May.

"STANLEY" 1st June.

Further sailings to be announced later. Through Bills of Lading issued to all Overland Common points in U.S. and Canada.

For rates and further particulars apply to—
FRANK WATERHOUSE & COMPANY,
3rd Floor, Hotel Mansions, Telephone 3507.FOR NEW YORK DIRECT
PRINCE LINE FAR EAST SERVICE"PERSIAN PRINCE" via SUEZ CANAL 2nd half May.
"SLAVIC PRINCE" via PANAMA CANAL 2nd half June.

Steamers proceed via Suez Canal or Panama Canal at Owners' option.

For freight and further particulars, apply to—
SHEWAN TOMES & CO.,
Agents.VICKERS-PETTER
SEMI-DIESEL CRUDE OIL ENGINESSIMPLICITY—RELIABILITY—
ECONOMY

A STANDARD SERIES

FOR WORKING ON CRUDE &

RESIDUAL OILS OR REFINED

PETROLEUM MANUFACTURED

FOR BOTH MARINE AND LAND

USE FROM

100 H.P. VICKERS-PETTER
SEMI-DIESEL LAND TYPE ENGINE. 10 TO 450 H.P.

For further particulars apply to—

WM. C. JACK & CO., LTD.

14, DES VOUX ROAD CENTRAL, HONGKONG.

Sole Agents for Hongkong & South China.

COMMERCIAL.

OPENING QUOTATIONS.

April 30th.

On Lot 100—
Telegraphic Transfer 4/84
Bank Bills, on demand 4/84
Bank Bills, at 30 days sight 4/84
Bank Bills, at 4 months sight 4/84
Credits, at 4 months sight 4/102
Documentary Bills, 4 months sight 4/114

On Paris—
Bank Bills, on demand 1885
Credits, 4 months sight 1885

On New York—
Bank Bills, on demand 911
Credits, at 60 days sight 931

On Bombay—
Telegraphic Transfer 2054
Bank Bills, on demand nom.

On Calcutta—
Telegraphic Transfer 2054
Bank Bills, on demand nom.

On Shanghai—
Bank Bills, at sight nom.
Private, 30 days sight nom.

On Yokohama—On demand 182

On Manila—On demand—Pesos 2034

On Singapore—On demand 150

On Batavia—On demand nom.

On Haiphong—On demand nom.

On Saigon—On demand nom.

On Bangkok—On demand 4/47

SOVEREIGNS, Bank's Buying rate \$ 42.00

GOLD LEAF 100 fine, per tael \$20.00

SILVER per oz. 654

SUBSIDIARY COINS.

Per cent.
Hongkong, 20 cents piece \$0.05 Discount
Hongkong, 10 " 4.00
Canton, 20 " 4.00
Canton, 10 " 000 Premium

WEATHER REPORT.

April 30th, at 12.15.—No returns from Japan and Vladivostok.

Pressure has again decreased slightly to moderately at all reporting stations; a shallow depression extends from Annam into the north China Sea.

Hongkong rainfall for the 24 hours ending at 10 a.m. to-day, 0.83 inch. Total since January 1st, 12.36 inches, against an average of 11.67 inches.

The forecast for the 24 hours ending at noon to-day is as follows—

DISTRICT FORECAST

Hongkong to Gap Road—(N.E. or variable winds, moderate; cloudy, occasional rain)

Formosa Channel—(The N.E. as above)

South Coast of China between the same as Hongkong and Lamouche No. 1.

South Coast of China between the same as Hongkong and Hainan No. 1.

HONGKONG SAVINGS BANK.

THE business of the above Bank is conducted by the HONGKONG AND SHANGHAI BANKING CORPORATION. Rules may be obtained on application.

*INTEREST on deposits is allowed on the Minimum Monthly Balances at 4 per cent. per annum.

For the HONGKONG AND SHANGHAI BANKING CORPORATION,
N. J. STABB,
Chief Manager.
Hongkong, November 2nd, 1919. 9

THE BANK OF TAIWAN LIMITED
(TAIWAN GINKO).

INCORPORATED BY SPECIAL IMPERIAL CHARTER, 1899.

Capital Subscribed Yen 60,000,000
Capital (Paid-up) 37,500,000
Reserve Funds 7,030,000

HEAD OFFICE:
TAIPEH, FORMOSA.

BRANCHES:
JAPAN—Tokyo, Yokohama, Kobe, Osaka, Moji.

FORMOSA—Gilan, Kagi, Kankou, Keelung, Makung, Nanto, Pimao, Shichiku, Taichu, Tainan, Takow, Tamsui, Toiyen, Aka.

CHINA—Shanghai, Hankow, Kinkiang, Amoy, Foochow, Swatow, Canton.

OTHERS—Hongkong, Bangkok, Singapore, Soerabaya, Semarang, Batavia, Bombay, London, New York.

LONDON BANKERS:
LONDON, COUNTY, WESTMINSTER AND PARIS BANK.

The Bank has Correspondents in Commercial Centres in the European Continent, Russia, Manchuria, Taiching, Japan, Indo-China, Siam, India, Philippine Islands, Java, and other Dutch Indies, Australia, America, &c.

Interest allowed on Current Accounts and Fixed Deposits at rates which will be quoted on application.

SEIZO KONDOH,
Manager,
4, Des Vaux Road, Central,
Hongkong, November 1st, 1919. (4)

THE MERCANTILE BANK OF INDIA, LIMITED

HEAD OFFICE: 15, Gracechurch St., London, E.C. 3.

Authorized Capital £1,500,000
Subscribed 1,500,000
Paid-up 750,000
Reserve Fund & Rest 846,000

Bankers:
The Bank of England.

The London Joint City & Midland Bank, Ltd.

Branches:
Bombay Hongkong Kuala Lumpur Rangoon Calcutta Howrah Madras Shanghai Colombo Karachi New York Singapore Delhi Karachi Peking Kote Bharu Port Louis (Mauritius)

HONGKONG BRANCH.
Every description of Banking and Exchange business transacted.

INTEREST allowed on Current Accounts at 2 per cent. per annum on Daily Balances and on Fixed Deposits at rates that may be ascertained on application.

N. C. WILSON,
Acting Manager.
7, Queen's Road Central,
Hongkong April 30th, 1920. (4)

BANQUE INDUSTRIELLE

DE CHINE

(FRENCH BANK).

AUTHORIZED CAPITAL F. 250,000,000
SUBSCRIBED CAPITAL F. 150,000,000
PAID UP F. 75,000,000

SUBSCRIBED BY THE GOVERNMENT OF THE CHINESE REPUBLIC F. 50,000,000

Chairman of the Board: Andre Berthelot
of Directors: A. J. Pernette
General Manager: A. J. Pernette

HEAD OFFICE:
74, Rue Saint-Lazare, PARIS.

BRANCHES:
Lyon Hongkong Yunnanfu
Marseilles Hankow Vladivostok
Peking Singapore Foochow
Shanghai Canton Swatow
Tientsin Saigon Yokohama
Hankow Haiphong Moukden
New York London Antwerp

BANKERS:
In FRANCE: Societe Generale pour favoriser le Developpement du Commerce et de l'Industrie en France.

In LONDON: London Joint City & Midland Bank Ltd.

In NEW YORK: Bedmond & Co.
Correspondents in the Chief Commercial Centres of the World.

Telegraphic Address: CHIBANKIND.

Interest on Current Accounts and Fixed Deposits in Local Currency and in Gold. Terms on application.

Every description of Banking and Exchange business transacted.

Special facilities for French exchange.

M. ROUIT DE JOURNEL,
Manager.
Hongkong, April 28th, 1920.

THE BANK OF EAST ASIA, LTD.

HEAD OFFICE:—No. 2, Queen's Road Central.

Paid-up Capital \$2,000,000.00
Reserve Fund 200,000.00

Directors:
Mr. Pong Wai Tung, Chairman.
Mr. Chow Shou Son, Mr. Kan Ying Po,
Mr. Li Koon Chun, Mr. Mok Ching Hong,
Mr. Fung Ping Shan, Mr. Wong Yun Tong,
Mr. P. K. Kwok, Mr. Chan Ching Shet,
Mr. Ng Chang Luk.

Chief Manager:—Kan Tong Po, Esq.
Asst. Manager:—L. Tse Fong, Esq.

Every description of Banking and Exchange business transacted. Loans granted on approved securities.

Interest allowed on Current Deposit Accounts at the rate of 2 per cent. per annum and on Fixed Deposits at the following rates:

For 3 months at the rate of 3 1/2 per annum.

For 6 months at the rate of 4 1/2 per annum.

For 12 months at the rate of 5 1/2 per annum.

KAN TONG PO, Chief Manager.
Hongkong, February 12th, 1920. (109)

THE BANK OF CHINA

行銀國中

(Specially authorized by the Presidential Mandate of the Republic of China on the 22nd of November, 1917.)

Authorized Capital \$30,000,000.00
Paid-up Capital 13,778,800.00
Reserve Funds 3,127,400.00

HEAD OFFICE:—PEKING.

HONGKONG BRANCH:—20-21, Connaught Road Central. Branches and Sub-branches all over China and Correspondents in San Francisco, Singapore and Tokyo.

London Bankers:—The National Provincial and Union Bank of England, Ltd.

New York Bankers:—Irving Trust Company.

Interest allowed on Current Accounts and Fixed Deposits. Terms on application.

Every description of Banking Business transacted.

Loans granted on approved securities.

Special facilities for Home Exchange.

Interest on Fixed Deposits at the following rates:

For 3 months 3 1/2 per annum.

For 6 months 4 1/2 per annum.

For 12 months 5 1/2 per annum.

TSUYEE FEE,
Manager.
Hongkong, February 6th, 1920. 84

THE CHARTERED BANK OF INDIA AUSTRALIA AND CHINA.

INCORPORATED BY ROYAL CHARTER, 1853.

HEAD OFFICE:—LONDON.

Paid-up Capital £2,000,000
Reserve Fund £2,000,000
Reserve Liability of Proprietors £2,000,000

FOREIGN EXCHANGE and General Banking business transacted.

CURRENT ACCOUNTS opened and FIXED DEPOSITS received for 1 year or shorter periods at rates which will be quoted on application.

J. CROCKATT,
Manager.
Hongkong, March 27th, 1920. 83

THE INDUSTRIAL & COMMERCIAL BANK, LTD.

HEAD OFFICE:—4, Des Vaux Road Central.

Hankow Branch:—Fano Building.

DOMESTIC AND FOREIGN BANKING SERVICE PROMPT.

CURRENT, Savings, and Fixed Deposits bear Interest at Rates 3 1/2, 4 1/2, 5 1/2, respectively.

Inquiry on our SPECIAL SERVICE will be welcome.

J. UANG LY,
Manager.
Hongkong, July 7th, 1919. (8)

BANQUE DE L'INDO-CHINE

(FRENCH BANK).

Head Office: 15bis Rue La Fayette, Paris.

Capital Frs. 40,000,000
Reserve 50,000,000

BRANCHES AND AGENCIES:
Bangkok Hongkong Saigon
Batambang Montecor Shanghai
Canton Formosa Singapore
Dibouti Papeete Tientsin
Haiphong Peking Tourane
Hankow Phnom-Penh Vladivostok
Hanoi Pondichery

BANKERS:
FRANCE: Comptoir National d'Escompte de Paris, Credit Lyonnais, Banque de Paris et des Pays-Bas, Credit Industriel et Commercial, Societe Generale.

IN LONDON: The National Provincial and Union Bank of England Ltd.

IN NEW YORK: J. P. Morgan & Co.

Interest allowed on Current Accounts and Fixed Deposits according to arrangement.

Every description of banking and exchange business transacted.

L. ERENDOAGUE,
Manager.
Singapore, December 1st, 1919. 78

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